



August 9, 2002

MAYOR
OSCAR B. GOODMAN

Mr. David Jhwar
1968 Berkshire
Fullerton, California 92833

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

ACTING CITY MANAGER
DOUGLAS A. SELBY

RE: U-0028-01(1) - REQUIRED ONE YEAR REVIEW
CITY COUNCIL MEETING OF AUGUST 7, 2002

Dear Mr. Jhwar:

The City Council at a regular meeting held August 7, 2002 considered the Appeal filed by Singer & Brown on behalf of Reagan National Advertising from the Denial by the Planning Commission of a Required One Year Review of an approved Special Use Permit WHICH ALLOWED A 40 FOOT HIGH, 28 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 928 Las Vegas Boulevard South (APN: 139-34-410-165), C-2 (General Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Required One Year Review on an approved Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk on August 8, 2002. This approval is subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in one year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

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4. All City Code requirements and design standards of all City Departments shall be satisfied.
5. The chain-link fence enclosure shall be repaired and properly maintained, until removed.

Sincerely,



LINDA OWENS
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Lee Cote
Reagan National Advertising
7181 South Industrial Road
Las Vegas, Nevada 89118

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